

Camden Residents' Action Group

Incorporated
Camden – Still a Country Town

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General Manager
Camden Council
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16 November 2020

Dear General Manager,

RE: DA 2020/739/1

7 Broughton Street CAMDEN

Construction of 2 storey commercial premises comprising of 2 tenancies with at grade car parking, stormwater drainage works, tree removal, landscaping and associated works as well as internal changes to existing building's floor plan to meet Access to Premises Standards

Thank you for the opportunity to comment.

The Heritage Impact Statement, which cites compliance with the Camden Town Centre Urban Design Framework as well as the DCP, describes the new building, at the back of the site, as being separate from the existing cottage, but using similar materials and reflecting similar architectural elements.

We note and applaud that this proposed addition respects and references the original cottage and the fine-grained character of the Heritage Conservation Area (HCA).

The questions that are unresolved for us are about the new materials, the window and door proportions and what landscaping is proposed.

The Statement of Environmental Effects (p. 5) states that both window and door openings will be aluminium framed and that it is accompanied by a *Schedule of External Finishes* and a coloured elevation. This Schedule only shows the external colours, grey for the external walls and white, for the windows and eaves. We could not find the coloured elevation in any of the documentation including the architectural plans.

The Heritage Impact Statement (p. 8) refers to the windows (only) as being aluminium framed and states that they will be double hung and designed with a proportion that will replicate the existing windows in the cottage. It further states that the external walls are to be lined with compressed fibre cement boards.

We note that the architectural drawings state that window sizes are nominal only and will be decided by the builder. We assume this is the same for the planned double doors on the ground level.

The front elevation of the architectural plans is annotated “cladding as selected” and “aluminium windows as selected”. The plans do not provide material and proportion specifications, which leaves the end result difficult to visualise and uncertain.

We understand that the modern materials of compressed fibre cement and aluminium available for use in heritage work may have evolved in recent years and now be compatible with the cottage and HCA. However, in the past these materials have been incompatibly different to traditional timber weatherboards and timber window and door frames.

It is not possible from the documentation to form a judgement on their texture, shape and solidity and overall likeness with the fabric of the cottage.

The proportions of windows and doors are characteristic features of the cottage, streetscape and HCA. The proportions of new windows and doors available in the market can be unsympathetic with the traditional. We note that the Architect specifies that the window proportions at least should replicate those of the original cottage, but this does not seem to carry through to the architectural plans for building purposes.

We note that the site is quite bare of vegetation, which is unusual in the cottage dominated locality of the HCA. Once the rear building is completed, softening trees and shrubs consistent with the expectations of an established conservation area would improve the project considerably and be contributory to the streetscape and HCA.

We request that the heritage adviser and Council please require plan specifications for this addition to the cottage and the HCA that ensure

- the compatibility, aesthetics and sympathetic reflectiveness of the use of aluminium and fibre cement boards;
- appropriate and replicative proportions of windows and doors;
- that a suitable landscaping plan is in place;
- a sympathetic contribution to and enhancement of the HCA as required under the DCP and Urban Design Framework.

We do not think the compatibility of the finished building addition should be in any way uncertain, and believe that building specifications are required.

The above elements of design of course can spoil what otherwise clearly intends to be a complementary addition to the cottage, streetscape and HCA, which as noted above is appreciated.

Yours sincerely



Glenda Davis
President